



2 Urr Terrace, Castle Douglas, DG7 1BL

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Offers over £138,000

“Modern, two bedroom, semi-detached property situated in an elevated position within a quiet cul-de-sac on the outskirts of town”

Ground Floor

- + Entrance Vestibule
- + Hallway
- + Lounge
- + Kitchen Diner

First Floor

- + 2 Double Bedrooms
- + Shower Room

Outside

- + Front and Rear Gardens
- + Metal Garden Shed

EPC Rating D

Council Tax Band B



LOCATION

The property is located in an elevated position within a quiet cul-de-sac on the outskirts of Castle Douglas. Castle Douglas, also known as 'The Food Town', offers a wide range of independent shops, cafes and restaurants, supermarkets, both primary and secondary schools, park with loch, churches, theatre, health centre, cottage hospital and golf course.

DESCRIPTION

Modern and well presented semi-detached property with front and rear gardens. The property enjoys well proportioned, light filled rooms with front facing lounge and bedroom enjoying views to the park and countryside beyond. It is in excellent decorative order with a modern fitted kitchen diner, shower room and pleasing internal oak doors throughout. There is UPVC double glazing and gas central heating with a pebble effect gas fire in the lounge.

A bright entrance vestibule opens into the hallway which gives access to the lounge on the left and stairs to the first floor on the right. The rear hall is straight ahead where the kitchen diner is located and access to the rear garden is granted. Upstairs there are two double bedrooms, both with built in storage, served by a modern family shower room. Outside there are garden grounds to the front and rear.

ACCOMMODATION

Ground Floor

Entrance Vestibule

UPVC external part obscure glazed door opens into entrance vestibule; window to front; cupboard housing meters and fuse box; coat hooks; radiator; wood effect laminate flooring that continues through to the hall.

Hall

Doors to lounge and rear hall; carpeted stairs to first floor; coving; radiator; smoke alarm.

Lounge

Good sized light filled room with large window to the front with views towards the park; pebble effect gas fire in a polished stone hearth and surround with a wooden mantle; television connection point; coving; Openreach connection point; smoke alarm; carbon monoxide alarm; 2 x radiators; fitted carpet.

Rear Hall

UPVC external part obscure glazed door to rear garden; doorway to kitchen diner; door to large under stairs cupboard with Ariston boiler, shelving, coat hooks and carbon monoxide alarm.

Kitchen Diner

Range of modern wood effect wall and floor units with complementing worktops and tiled splashbacks; Lamona stainless steel sink, drainer and mixer tap; window to rear; ceramic hob with concealed extractor hood; Zanussi integrated oven; Zanussi dishwasher; Ebac washing machine; Daewoo fridge freezer; breakfast bar; coving; smoke alarm; wood effect flooring.

First Floor

First Floor Landing

Large window to rear; doors to bedrooms 1, 2 and shower room; hatch to attic; coving; smoke alarm; fitted carpet.

Bedroom 1

Good sized double bedroom with large window to front with views to the park and countryside beyond; built in double wardrobe with shelving and hanging space; television connection point; coving; radiator; fitted carpet.

Bedroom 2

Double bedroom with large window to rear; television connection point; built in cupboard with hanging space; coving; radiator; fitted carpet.

Shower Room

Modern suite of W.C., wash hand basin in vanity unit with cupboard beneath and mains shower cubicle with glass screen and waterproof wall panelling; obscure window to front; coving; advent extractor fan; heated towel rail; wall mounted light up mirror; downlights; wood effect linoleum.

OUTSIDE

Garden

Steps lead to front door; front garden is largely laid to bark with paving and gravel areas; outside light; gas box; paved path to gated rear garden. The rear garden is largely laid to lawn with gravel area and plant borders; metal garden shed; outside light.

VIEWING

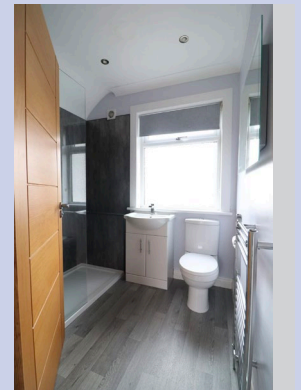
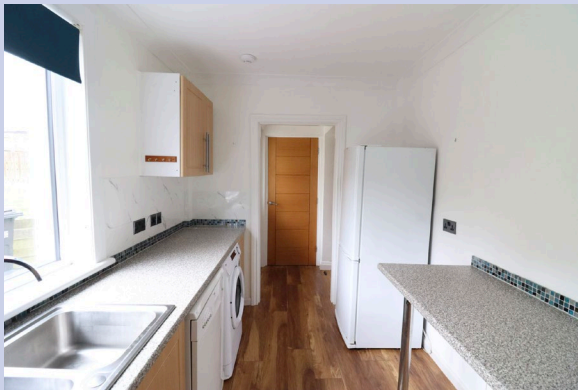
By appointment with the Selling Agents on 01556 504038.

HOME REPORT

A Home Report has been prepared for this property and a copy of this can be obtained by logging onto www.onesurvey.org

OFFERS

Offers in Scottish Legal Form should be submitted to the Selling Agents. The owners reserves the right to sell without imposing a closing date and will not be bound to accept the highest or indeed any offer.





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01556 503744

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DG5 4AD
01556 611247

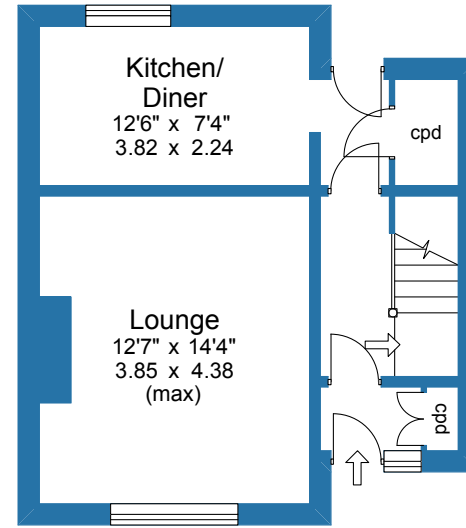


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The Agents have not tested any items included in the sale and make no representation express or implied as to their condition.
Note: All measurements are approximate and all rooms are measured at their longest and widest with a digital measuring device.
The photographs have been taken with a digital camera, using a wide angled lens.

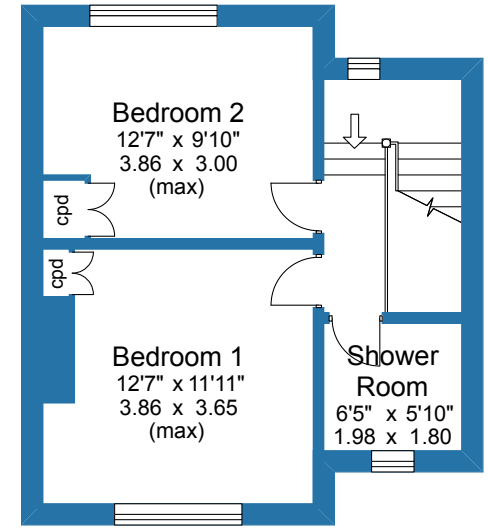
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Ground Floor



First Floor

For illustrative purposes only. Not to scale.

